

COUNTY OF SAN DIEGO TRACT NO. TM 5223 RPL-3  
SHADOW RUN RANCH, PAUMA VALLEY

MAJOR USE PERMIT 00-030  
SHEET 1 OF 2

OWNER/SUBDIVIDER

SHERRILL ANN SCHOEPE, GENERAL PARTNER  
SHADOW RUN RANCH, LLC  
PO BOX 1249  
PAUMA VALLEY, CA 92061  
(760) 742-1183

*Shadow Run Schoepe, Trustee*

PLANNERS

TRS CONSULTANTS  
438 CAMINO DEL RIO SOUTH, SUITE 223  
SAN DIEGO, CA 92108  
(619) 299-2525

ENGINEER

MASSON & ASSOCIATES, INC.  
200 E. WASHINGTON AVE., SUITE 200  
ESCONDIDO, CA, 92025  
(760) 741-3570

*Bruce A. Tait*

BRUCE A. TAIT, R.C.E. C032247  
EXP. 12/31/2014



ZONING

USE REGULATIONS	NORTHWESTERLY PORTION	SOUTHEASTERLY PORTION
NEIGHBORHOOD REGS.	M	M
DENSITY	.25	.25
LOT SIZE	4 AC.	4 AC.
BUILDING TYPE	C	C
MAX. FLR. AREA	-	-
FLR. AREA RATIO	-	-
HEIGHT	G	G
COVERAGE	-	-
SETBACK	C	C
OPEN SPACE	-	-
SPECIAL AREA REGS.	F	-

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PORTIONS OF SECTIONS 5&6, T10S, R1W, S.B.B.M. & PORTIONS OF SECTIONS 31&32, T9S, R1W, S.B.B.M.

NOTES

1. ZONING - EXISTING: (A70) LIMITED AGRICULTURE
2. GENERAL PLAN LAND USE DESIGNATION: - EXISTING: (19) AGRICULTURE
3. COMMUNITY PLAN: PALA/PAUMA SUBREGIONAL PLAN
4. GENERAL PLAN REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA (EDA)
5. MINIMUM LOT SIZE: 2 AC (GROSS)
6. TOTAL LOTS: 47 TOTAL, 44 RESIDENTIAL, 3 OPEN SPACE
7. SITE AREA: 248.26 AC. Gross
8. SITE ADDRESS: NORTH SIDE OF PALA ROAD (SR-76), WEST OF ADAMS DRIVE
9. CALIFORNIA COORDINATE INDEX: 427-1764
10. SOURCE OF TOPOGRAPHY: IDAHO MAPPING SERVICES, BOISE, IDAHO ON 09-15-2000
11. ASSESSOR'S PARCEL NO'S: 111-080-07,08,09,10,18, & 19; 111-070-12 & 13; PORTIONS OF 111-080-14,15, & 16
12. WATER SUPPLIED BY: YUMA M.W.D.
13. SEWAGE SUPPLIED BY: INDIVIDUAL SEWER SEPTIC SYSTEMS DESIGN BY: VINJE MIDDLETON
14. GAS SUPPLIED BY: PROPANE TANKS AND DELIVERY SERVICE ON EACH LOT
15. ELECTRIC SUPPLY: SAN DIEGO GAS & ELECTRIC
16. FIRE PROTECTION: CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
17. SCHOOL DISTRICTS: FALLBROOK UNION HIGH SCHOOL, VALLEY CENTER-PAUMA UNIFIED
18. LEGAL ACCESS: HIGHWAY 76
19. BOUNDARY INFORMATION HAS BEEN COMPILED FROM RECORD DATA
20. GRADING AS SHOWN, AND PURSUANT TO THE COUNTY GRADING ORDINANCE
21. ALL IMPROVEMENTS TO COUNTY OF SAN DIEGO STANDARDS
22. PROPOSED PRIVATE DRIVEWAYS TO BE GRADED TO 20" WIDTH WITH 16" PAVED, PER COUNTY STANDARD DS-7
23. GRADING OF DRIVEWAYS AND PADS SHALL BE DONE INDIVIDUALLY
24. TAX RATE AREA: 94143 AND 94158
25. NO STREET LIGHTS ARE PROPOSED
26. ASSOCIATED PERMITS: M.U.P. / P.R.D.
27. BOUNDARY ADJUSTMENT 00-0205 SUBMITTED PREVIOUSLY, TO RECORD PRIOR TO T.M.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER SHALL PAY PARK IN LIEU FEES PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, PRIOR TO APPROVAL OF FINAL MAP, AND WILL REQUEST A CREDIT FOR UP TO 50% OF PARK FEES FOR AN ONSITE PRIVATE PARK, THE DESIGN OF WHICH IS SHOWN ON THE MAJOR USE PERMIT PLOT PLAN (PDS2000-3300-00-030).

MAJOR USE PERMIT NOTES:

PROPOSED USE:

A 248.26-ACRE PLANNED RESIDENTIAL DEVELOPMENT CONSISTING OF 44 SINGLE-FAMILY RESIDENTIAL LOTS WITH A MINIMUM PARCEL SIZE OF TWO-ACRES. A 7.96-ACRE (NET/GROSS) RECREATIONAL OPEN SPACE LOT. A 91.31 (GROSS) BIOLOGICAL OPEN SPACE LOT. A 39.12-ACRE (GROSS) AGRICULTURAL OPEN SPACE LOT. PRIVATE STREETS AND HIKING TRAILS.

OPEN SPACE ANALYSIS (SECTION 6648 Z0)

TOTAL AREA	248.26 AC	
BIOLOGICAL OPEN SPACE	91.31 AC	36.78% OF SITE
RECREATIONAL OPEN SPACE	7.96 AC	03.21% OF SITE
AGRICULTURAL OPEN SPACE	39.12 AC	15.76% OF SITE
TOTAL	138.39 AC	55.75% OF SITE

RESIDENTIAL ACREAGE (SECTION 6618 (a) Z0) = 248.26 AC

PERMITTED NUMBER OF LOTS (SECTION (a) Z0)

ZONING MINIMUM ... 4 AC

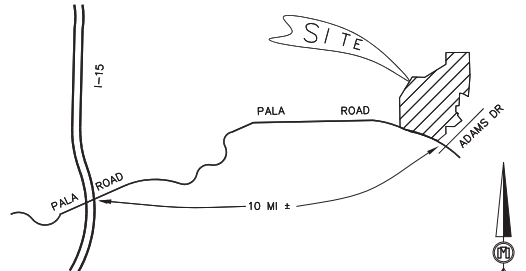
248.26 / 4 = 62.15 LOTS ALLOWED

NOTE:

PERMANENT SIGNS WILL BE REQUIRED ALONG THE BOUNDARY BETWEEN OPEN SPACE EASEMENT AND THE LIMITED BUILDING ZONE. THEY WILL BE INSTALLED AT INTERVALS OF 100 FEET. THE SIGNS WILL BE CORROSION RESISTANT AND 6" MINIMUM SIZE, ON POSTS NOT LESS THAN THREE FEET IN HEIGHT FROM THE GROUND SURFACE. SIGNS MAY BE ATTACHED TO FENCING IN LIEU OF ATTACHING THEM TO A SEPARATE POST. THE SIGNS WILL STATE THE FOLLOWING:

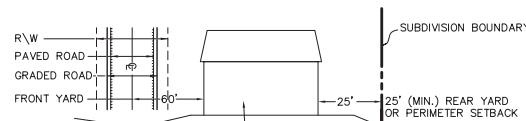
SENSITIVE ENVIRONMENTAL RESOURCES DISTURBANCE BEYOND THIS POINT ACCESS IS RESTRICTED BY EASEMENT.  
FOR INFORMATION CONTACT THE COUNTY OF SAN DIEGO, PLANNING AND DEVELOPMENT SERVICES

OPEN SPACE LOT  
FENCING & SIGNAGE  
SIGNAGE ONLY



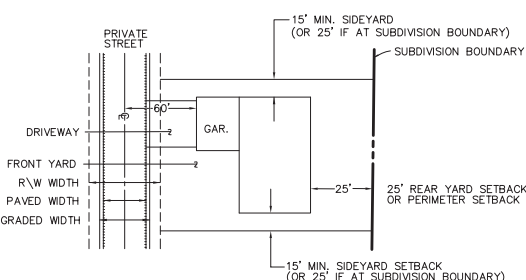
VICINITY MAP

NO SCALE



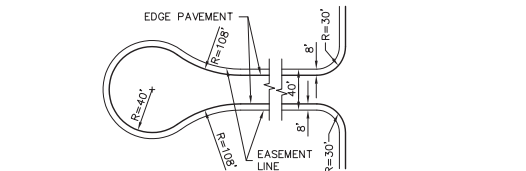
TYPICAL SITE SECTION

NO SCALE



TYPICAL SITE PLAN

NO SCALE



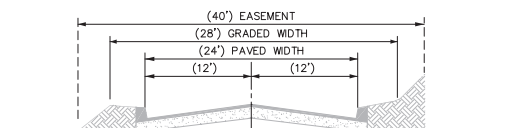
TYPICAL CUL DE SAC DETAIL

NOT TO SCALE

TYPICAL STREET SECTIONS

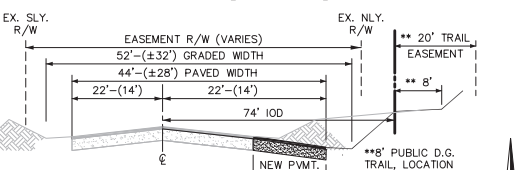
STRUCTURAL SECTION CHART FOR PRIVATE ROADS

STREET GRADES	STRUCTURAL SECTION
0% TO 10%	DISINTEGRATED GRANITE
10% TO 15%	2" AC OVER 6" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS
15% TO 20%	3" AC OVER 7" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS



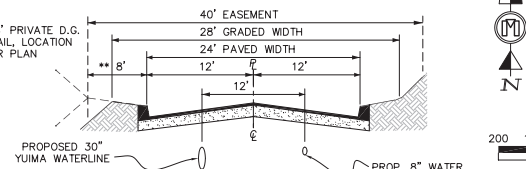
TYPICAL SECTION

ADAMS DRIVE [EXISTING] "PRD 6"



TYPICAL SECTION

HIGHWAY 76 [PUBLIC]

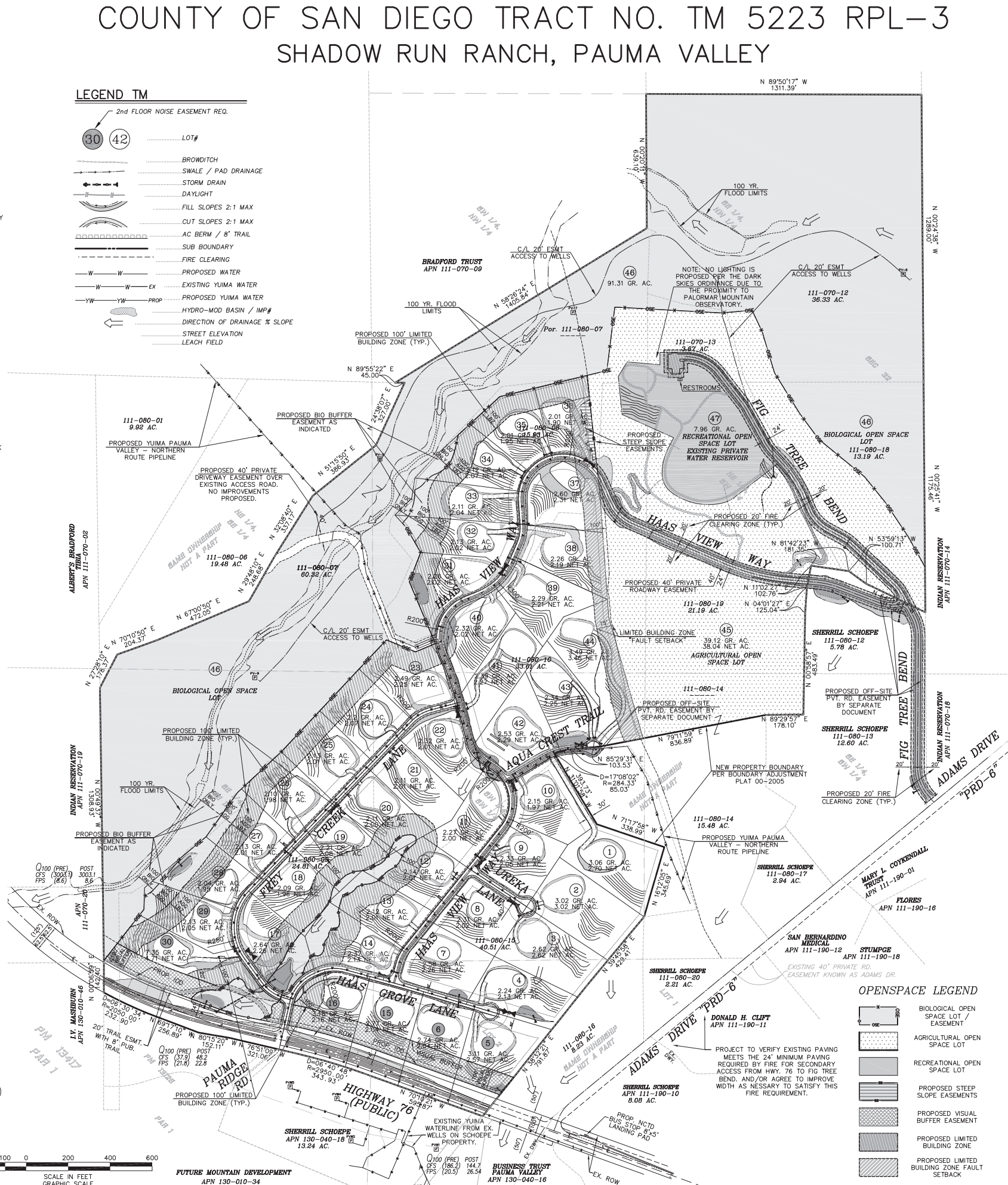


TYPICAL SECTION

PROPOSED PRIVATE ROADS

LEGEND TM

- 2nd FLOOR NOISE EASEMENT REQ.
- LOT#
- BROWDITCH
- SWALE / PAD DRAINAGE
- STORM DRAIN
- DAYLIGHT
- FILL SLOPES 2:1 MAX
- CUT SLOPES 2:1 MAX
- AC BERM / 8' TRAIL
- SUB BOUNDARY
- FIRE CLEARING
- PROPOSED WATER
- EXISTING YUMA WATER
- PROPOSED YUMA WATER
- HYDRO-MOD BASIN / IMP#
- DIRECTION OF DRAINAGE % SLOPE
- STREET ELEVATION
- LEACH FIELD



OPENSOURCE LEGEND

- BIOLOGICAL OPEN SPACE LOT / EASEMENT
- AGRICULTURAL OPEN SPACE LOT
- RECREATIONAL OPEN SPACE LOT
- PROPOSED STEEP SLOPE EASEMENTS
- PROPOSED VISUAL BUFFER EASEMENT
- PROPOSED LIMITED BUILDING ZONE
- PROPOSED LIMITED BUILDING ZONE FAULT SETBACK

LOT MAP AND SHEET INDEX

SCALE: 1" = 200'